



**GASCOIGNE  
HALMAN**

33 LUDFORD GROVE, SALE

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THE AREAS LEADING ESTATE AGENT



## 33 LUDFORD GROVE, SALE

**£825,000**

**A substantially extended and intelligently remodeled bay-fronted residence, occupying an extensive plot, with a wealth of immaculately appointed accommodation including a striking refitted kitchen with feature island, four bedrooms, and two newly refitted bath/ shower rooms, with an enviable landscaped rear garden with an extensive detached 'four area' outbuilding, ideally close to Sale, popular schools and key transport links.**

Having been comprehensively enhanced, intelligently remodeled and largely extended over two floors, a truly unique opportunity to purchase a substantial and immaculately appointed bay-fronted residence, set within an enviable and extensive corner plot enjoying a four area detached outbuilding and idyllic gated access to the canal.



The impressive home enjoys a secluded cul-de-sac setting, with the tone set upon approach with handsome red-brick bay-fronted elevations twinned with refitted anthracite grey windows along with alarm & Ring security system on the house and outbuildings. Accessed via a useful storm porch and imposing composite door, the home begins with a welcoming entrance hall with stylish tiled flooring and attractive refitted balustrade with aluminium spindles. There is a well sized bay-fronted dining room with stylish contemporary decor to the front of the house, whilst ahead of the hall is an extended and remodelled family living room, complete with a modern refitted feature fireplace with slate tiled feature wall, impressive corncicing, and double doors to the garden. With the main hub of the home to the left of the hallway; a bespoke, refitted and immaculate dining kitchen, enjoying a an exceptional quality of finish with a range of contrasting base and wall units, inset sink with Quooker tap, corian work surfaces, integrated Neff appliances including two ovens, coffee machine and microwave, large induction hob, feature lighting, bi-folding doors and twin bow and arrow windows, and a commanding central island with elevated 'L-shape' breakfast bar. There is also a useful seperate w/c and cloaks.



## OVERVIEW

SUBSTANTIALLY EXTENDED

EXTENSIVELY REMODELLED BAY-FRONTED RESIDENCE

STRIKING KITCHEN WITH CENTRAL ISLAND & BI-FOLDING DOORS

TWO IMMACULATLEY APPOINTED BATH/ SHOWER ROOMS

SOUGHT-AFTER CUL-DE-SAC LOCATION

CLOSE TO SALE & POPULAR SCHOOLS

CLOSE TO KEY TRANSPORT LINKS & AMENITIES

ENVIABLE REAR GARDEN WITH LARGE COMPOSITE DECK

SUBSTANTIAL DETACHED OUTBUILDING WITH FOUR 'AREAS/ ROOMS'

TWO SPACIOUS RECEPTION ROOMS

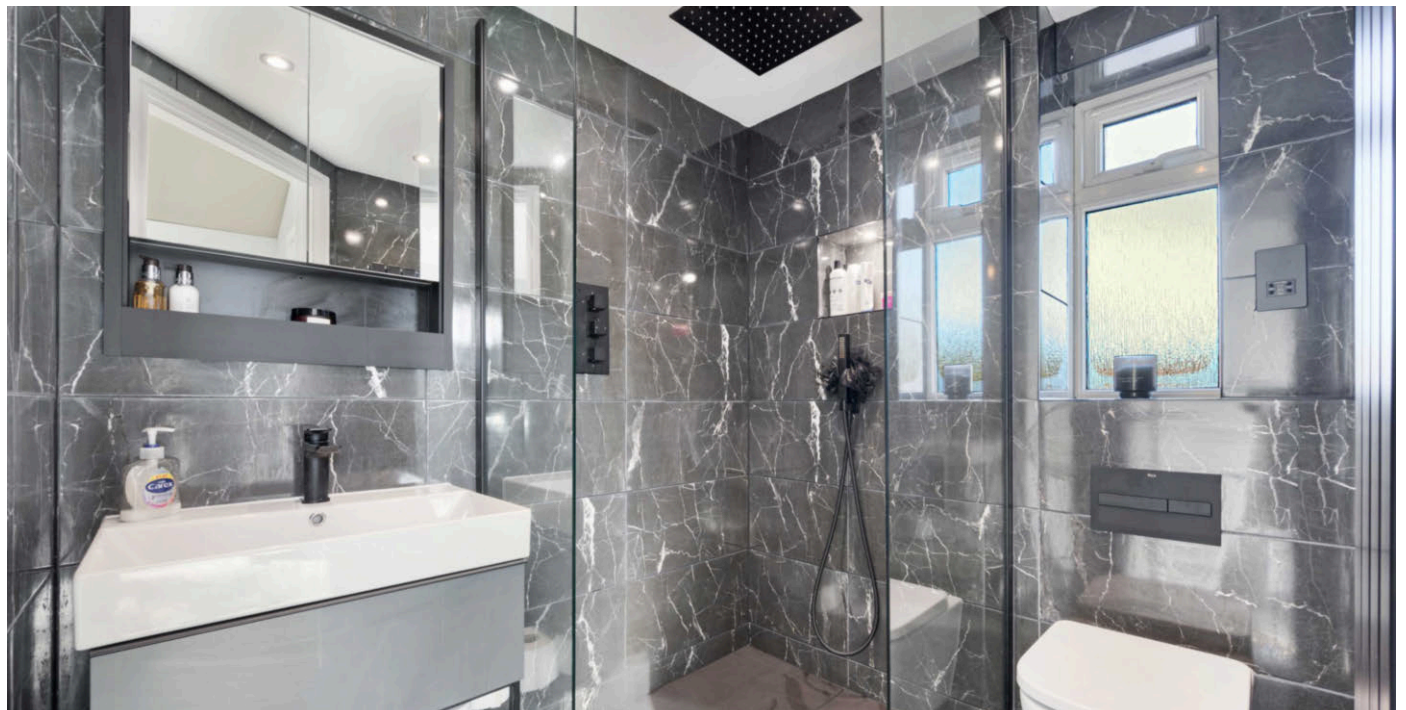
ENJOYING FOUR WELL SIZED BEDROOMS

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To the first floor, via the spacious landing, are four well sized bedrooms, with three being doubles and benefiting from fitted wardrobes, and boasting a striking master suite complete with feature Juliette balcony, fitted wardrobe, walk-in wardrobe, and an immaculate newly refitted ensuite shower room with large shower with recessed oversize waterfall shower, and attractive veined tiling throughout. There is also a newly remodeled and refitted, contemporary themed four-piece family bathroom, with large walk-in shower, and elevated standalone bath.

Externally the home occupies an enviable corner plot, boasting a substantial, impressively landscaped and secluded rear garden, with a large lawned garden, sleeper flanked maturely planted borders, fenced boundaries, raised tiled patio seating area off the kitchen, and an extensive composite decking area meandering the full left hand side of the garden, leading to a superb outdoor kitchen area, and boasting a truly impressive 'four-area' detached outbuilding, currently utilised as gym, bar, jacuzzi and storage zone, although offering incredible versatility and providing scope for a home office, additional reception room and a further variety of uses. The home also enjoys gated access to the Canal and Brigewater way footpath, offering charming local walks and an open aspect to the rear garden. To the front is a large block-paved driveway and a separate tastefully clad garage with remote control door with secure side gate and off road parking for four cars.



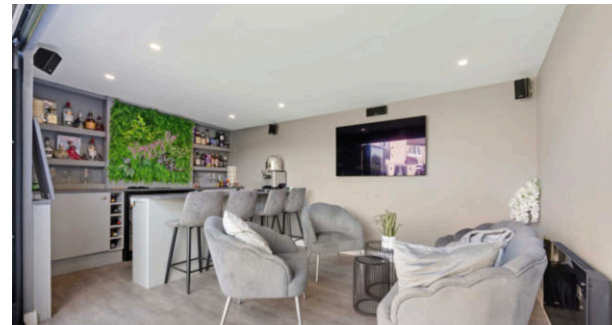
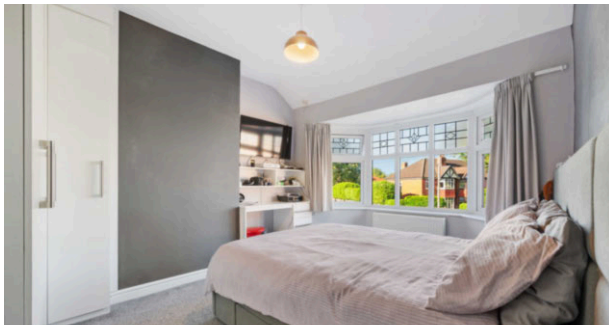




## LOCATION

For SatNav purposes: M33 4DP

The friendly town of Sale is an extremely popular place to live, thanks to easy transport links into Media City, Manchester City Centre and other neighbouring areas via three Metrolink stations. The nearby North West motorway network and Manchester International Airport are also conveniently located nearby. Sale and the surrounding areas are also very desirable locations for families, due to the large number of highly regarded schools in the vicinity. Both Sale and nearby Altrincham can also provide for all shopping and recreational needs and one of Europe's largest shopping centres, The Trafford Centre can be found only a few miles away.



## SERVICES

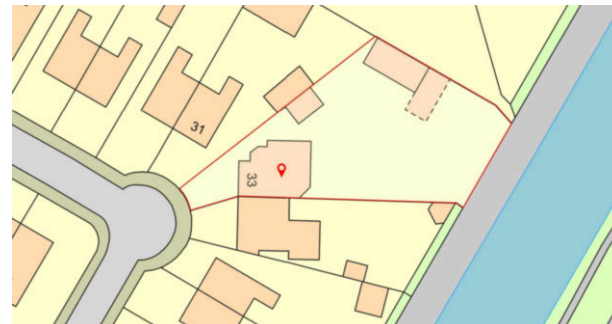
Services have not been tested and you are advised to make your own enquiries and/or inspections.

## TENURE

Leasehold - 999 years from 23 July 1938 - GR £7.00PA - Subject to verification by solicitor.

## LOCAL AUTHORITY

Trafford MBC - Council Tax Band E



## POSSESSION

Vacant possession upon completion. Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

# FLOORPLAN & EPC



TOTAL FLOOR AREA : 2312 sq.ft. (214.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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